

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY  
Design Review Committee Meeting  
December 16, 2025**

**STAFF REPORT**

**Agenda Item:** #3  
**Prepared By:** Robert Donigan, MIDA Planner  
**Reviewed By:** Richard Catten, DRC Counsel

**Project:** DVEV Plat A (Lot 5) – First Amended

**Location:** The DVEV Plat A property is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, located just west of the MWR Hotel and Conference Center (Grand Hyatt), abutting the ski beach, and at the end of Glencoe Mountain Way.

**Applicant:** Extell Development

**Representative:** Andrew Sellnau, Extell Development

**Entitlement:** Subdivision Plat review as set forth in Section 2.02 (Subdivision Plat) of the MIDA Development Standards and Guidelines as amended on August 14, 2025.

**Recommendation:** Staff recommends the MIDA DRC approve the DVEV Plat A (Lot 5) – First Amended per the Conditions of Approval as presented in this staff report.

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**Background/Description:**

DVEV Plat A was originally approved by the DRC at the October 15, 2024 DRC meeting and recorded on November 14, 2024. The associated site plan for the proposed hotel/condo building on Lot 5 was approved by the DRC at the March 18, 2025 DRC meeting.

The DVEV Plat A – First Amended proposes amending Lot 5 within the DVEV Plat A. In total, the property consists of 4.57 acres. Lot 5 is being divided into two new lots: Lot 5 (3.30 Ac) and Lot 5B (1.27 Ac). The new Lot 5 will contain the proposed hotel/condo building that has previously been reviewed by the DRC. Lot 5B will be part of the proposed ski beach.

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any construction on

property within the MIDA Control Area. The Applicant is requesting plat approval from the DRC.

**Analysis:**

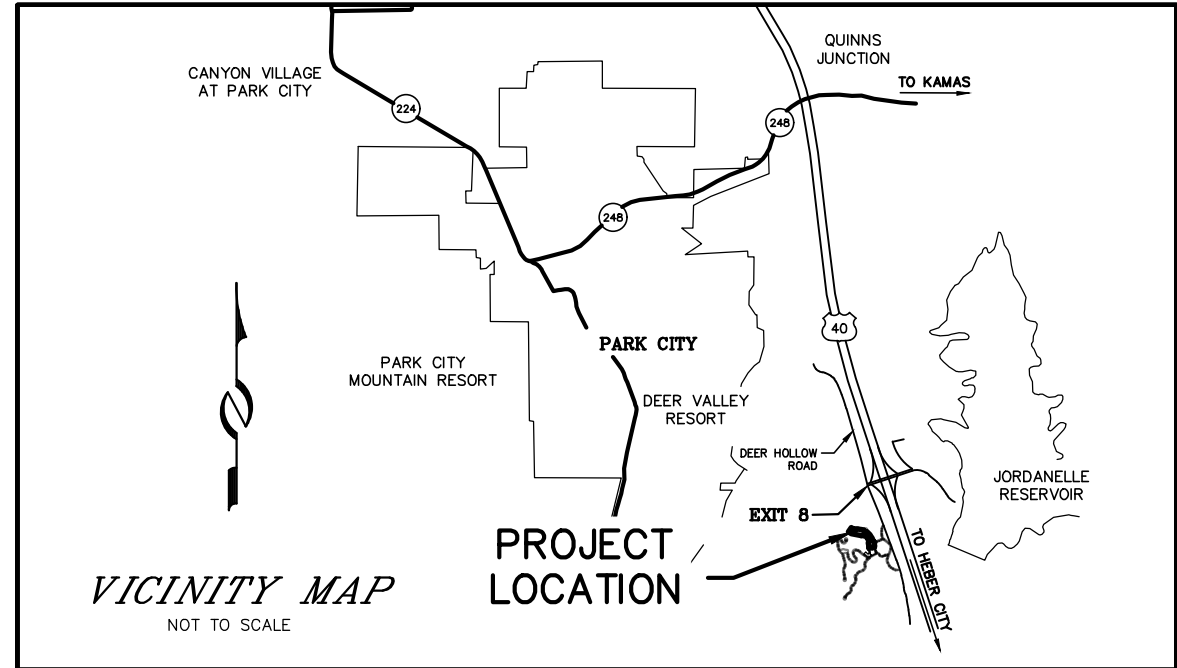
The Plat application for the DVEV Plat A – First Amended was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has submitted all of the required information. A general discussion of key considerations is included below:

- In addition to Lot 5, the previously recorded Plat A also includes Lot 24, Lot 25, Lot 26, Lot 27, Lot 27B, and Parcel A.
- This amended plat is reflected in three subsequent condominium plats for the building podium and the two towers (Tower D and Tower E)
- Lot 5, is within the MIDA Mountain Village Public Infrastructure District and as a result of assessment bonds issued by the District in 2020 is subject to annual assessments. A plat note specifies that the assessments will stay with Lot 5 and none will be retained by Lot 5B. An Amendment to the Assessment Ordinance will be proposed to the MMV PID Board and based on that Amendment, a plat note will be added to each of the three subsequent plats to correctly allocate those assessments among the newly subdivided spaces.
- Each of the subsequent three plats will have its own Condominium Owners Association.

**RECOMMENDED ACTION:**

Staff recommends the MIDA DRC approve the DVEV Plat A – First Amended subject to plat approval being issued upon completion of the following conditions:

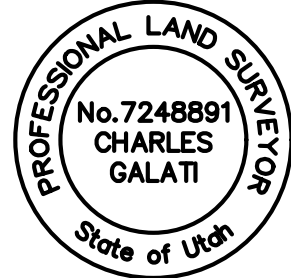
1. Any clean up items be reviewed and approved by the MIDA review engineer and MIDA legal counsel prior to recordation of the plat.



# DVEV PLAT A—FIRST AMENDED

## AMENDING LOT 5 OF THE DVEV PLAT A SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
MIDA JURISDICTION, WASATCH COUNTY, UTAH



### SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots together with easements, hereafter to be known as DVEV PLAT A - FIRST AMENDED and that the same has been surveyed and will be monumented on the ground as shown on this plat.

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the herein described tract of land, and hereby causes the same, together with lots and easements as set forth to be hereafter known as DVEV PLAT A — FIRST AMENDED, and does hereby give consent to the recordation of this plat.

The undersigned owner dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BLX LOT 5 LLC, a Delaware limited liability company

By: Kurt Krieg  
Its authorized signer

### ACKNOWLEDGEMENT

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Kurt Krieg personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for BLX LOT 5 LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public

Printed Name

Residing in:

My commission expires:

Commission No.

### LEGAL DESCRIPTION

ALL OF LOT 5, DVEV PLAT A, according to the official plat thereof, recorded November 14, 2024 as Entry No. 552522 on file and of record in the Wasatch County Recorder's Office.

### DECLARATION OF AU/S FOR DVEV PLAT A - FIRST AMENDED

The property, Lot 5, is subject to the MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area #2 Designation Resolution recorded March 3, 2021 as Entry No. 495109 in Book 1341 at Page 895 of the official records, Notice of Assessment Interest recorded March 3, 2021 as Entry No. 495110 in Book 1341 at Page 925 of the official records and First Amendment to Assessment Ordinance recorded March 23, 2021, as Entry No. 496331, in Book 1345 at Page 14 of the official records. Second Amendment to Assessment Ordinance recorded October 27, 2025, as Entry No. 566082, in Book 1533 at Page 1908 of the official records. This lot was created from original Lot 5 and amended into Lot 5 on the DVEV Plat A. A subdivision plat is being prepared and Lot 5 is being divided into a Ski Beach Lot 5B and remainder Lot 5 which will be subdivided in the future into additional condo units.

Pursuant to the Assessment Ordinance, the allocation of Assessment Units is as follows: Lot 5 with 149.5 AU's at \$169,432.07 each. Lot 5B on this plat will not receive any AU's

### MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION = TRANSVERSE MERCATOR  
DATUM = NAD83(2011)  
REALIZATION/EPOCH = 2010.0000  
FALSE NORTHING = 200,000.0000  
FALSE EASTING = 50,000.0000  
ORIGIN LATITUDE = 40°37'30.0000" N  
SCALE REDUCTION = 1.000317000  
CENTRAL MERIDIAN = 111°27'30.0000" W  
PROJECT ELEVATION = 6,700.00 (NAVD88)  
ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

### SURVEYOR NOTES

All Bearings and Distances recited in Line Tables, Point Tables or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed hereon. This projection was specifically designed to minimize both convergency and scale variation within the Project Area.

<b>MIDA ATTORNEY</b> APPROVED AS TO FORM THIS ____ DAY OF _____, 2025. _____ MIDA ATTORNEY	<b>WASATCH COUNTY SURVEYOR</b> APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2025. RECORD OF SURVEY # 5082 _____ WASATCH COUNTY SURVEYOR
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<b>ALLTERRA UTAH, LLC</b> 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006	<b>MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)</b> APPROVED AND ACCEPTED ON THIS ____ DAY OF _____, 2025 _____ MRF PROJECT AREA MANAGER
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<b>MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT</b> APPROVED THIS ____ DAY OF _____, 2025 _____ EXECUTIVE DIRECTOR
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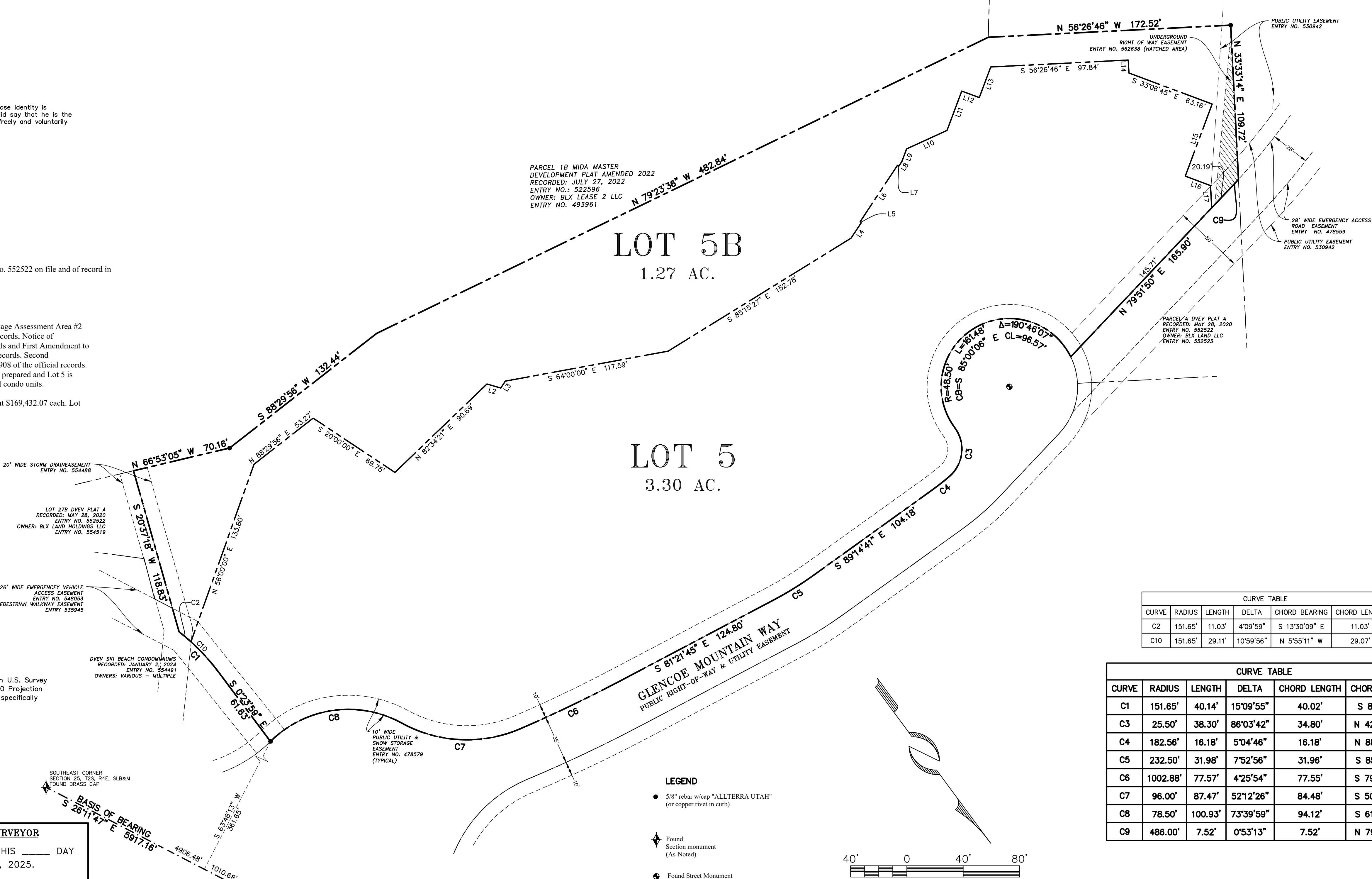
<b>JORDANELE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT</b> APPROVED THIS ____ DAY OF _____, 2025 _____ GENERAL MANAGER
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<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS ____ DAY OF _____, 2025 _____ BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT
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<b>WASATCH COUNTY FIRE DISTRICT</b> APPROVED THIS ____ DAY OF _____, 2025 _____ FIRE CHIEF
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<b>ENBRIDGE ENERGY</b> APPROVED THIS ____ DAY OF _____, 2025 _____ BY: _____ TITLE: _____
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<b>RECORDED</b> STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____ TIME _____ DATE _____ ENTRY NO. _____
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2	151.65'	11.03'	4°09'59\"	S 13°30'09\" E	11.03'
C10	151.65'	29.11'	10°59'56\"	N 5°55'11\" W	29.07'

LINE TABLE		
LINE	DIRECTION	LENGTH
L2	S 37°03'04\" E	10.22'
L3	N 70°04'24\" E	5.93'
L4	N 70°00'22\" E	13.29'
L5	N 19°59'38\" W	1.12'
L6	N 70°00'22\" E	48.07'
L7	S 19°59'38\" E	1.12'
L8	N 70°00'22\" E	4.00'
L9	N 56°54'34\" E	9.52'
L10	S 78°06'46\" E	31.58'
L11	N 56°53'15\" E	29.87'
L12	S 33°06'45\" E	13.30'
L13	N 56°53'15\" E	23.21'
L14	S 33°33'14\" W	9.19'
L15	S 56°53'15\" W	54.59'
L16	S 33°00'00\" E	19.18'
L17	S 33°33'14\" W	15.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	151.65'	40.14'	15°09'55\"	40.02'	S 8°00'10\" E
C3	25.50'	38.30'	86°03'42\"	34.80'	N 42°38'42\" E
C4	182.56'	16.18'	5°04'46\"	16.18'	N 88°12'56\" E
C5	232.50'	31.98'	7°52'56\"	31.96'	S 85°18'13\" E
C6	1002.88'	77.57'	4°25'54\"	77.55'	S 79°08'48\" E
C7	96.00'	87.47'	52°12'26\"	84.48'	S 50°49'38\" E
C8	78.50'	100.93'	73°39'59\"	94.12'	S 61°33'25\" E
C9	486.00'	7.52'	0°53'13\"	7.52'	N 79°25'14\" E